

Request for Interest

70 Crescent St

Newton, MA



Request for Interest Summary

- The City of Newton, through the Real Property Reuse Committee of the Board of Aldermen, is seeking Requests for Interest for the reuse of 70 Crescent Street, the former headquarters of the Newton Parks and Rec. Department.
- The Committee will entertain proposals for long-term lease or sale of a portion of the site contingent upon the parameters of this RFI.
- The site is conveniently located between the villages of Auburndale and West Newton, with proximate access to the commuter rail. The site is also accessible via I-95/Route 128, Route 9 and I-90/Mass Pike.

Vision

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The objectives of this RFI are:

- **Housing Opportunities:**
To advance affordable housing opportunities to a variety of income earners
- **Right-Sized housing and Open Space:**
To develop a context sensitive site plan that includes modest or “right-sized” residential units while at the same time maximizing open space for residents and the neighborhood
- **Connectivity:**
To improve neighborhood access to the Rev. Ford Playground
- **Future Prototypes:**
The RFI will have a preference for project teams that can construct net zero or energy positive residential building prototypes that can serve as models for future practice

Property Description

- The site consists of a 98,088 square foot lot. However, only the portion of the site occupied by the former Parks and Recreation Department is part of the RFI; **the portion of the site that is improved as the Rev. Ford Playground is not part of the RFI.** The area available for reuse is generally divided from the Playground by a chain link fence and is approximately 60,000 SF.
- The site is located in a residential area with single, two-family and attached dwellings. Other adjacent uses include the Massachusetts Turnpike to the north, the Rev. Ford Playground and an Eversource electric substation to the south, and Myrtle Baptist church to the east.
- The site fronts on Crescent and Robinhood Streets and slopes down to the northeast. The site is improved with paving, a 2.5-story brick structure, a large garage, and debris piles.



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History of the Site

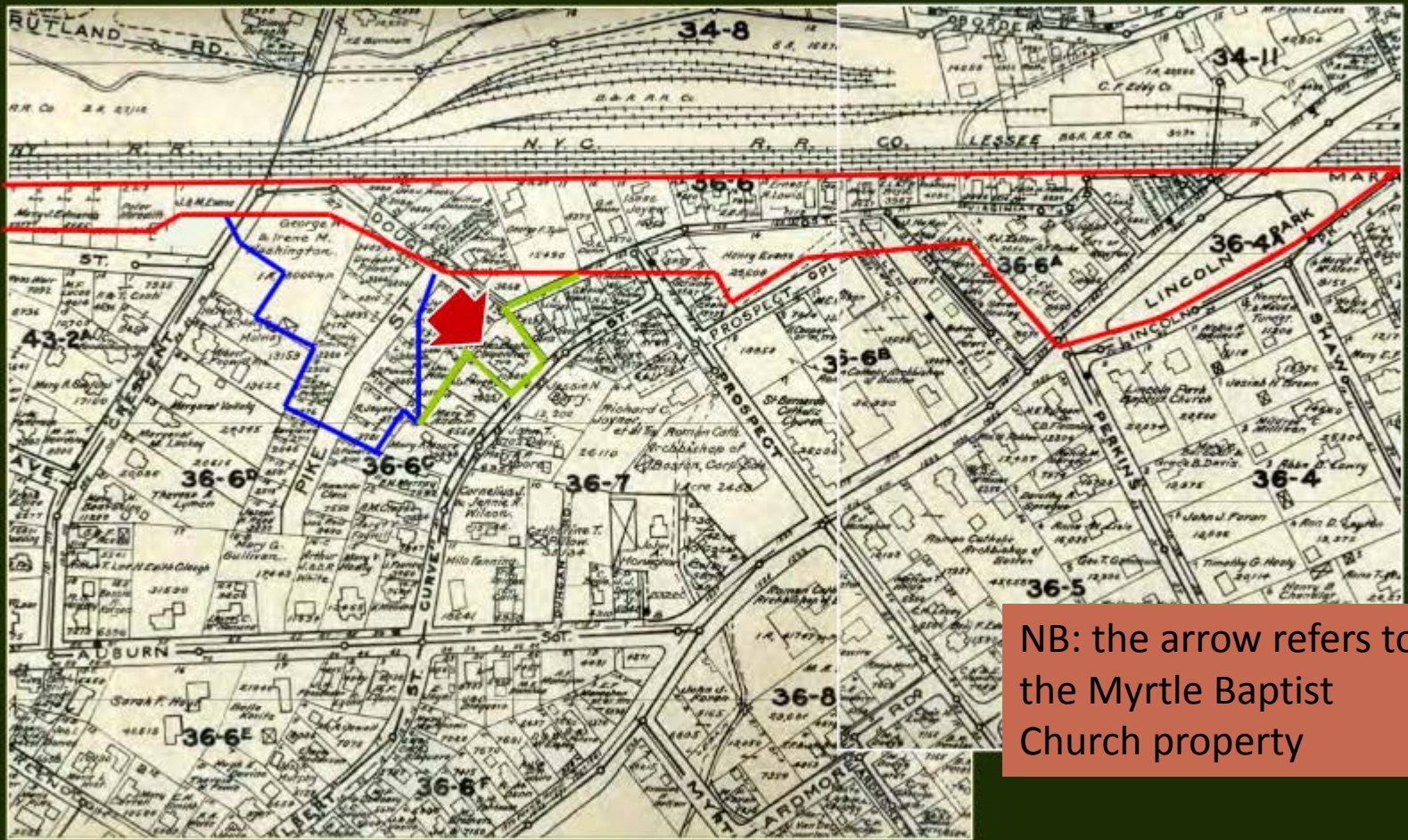
- Early records of the site show portions of two streets, and multiple residential buildings. Later uses include a construction company. The site was taken by the Turnpike Authority and then transferred to the City of Newton and used by the Parks and Recreation Department.

land now
owned by:

Massachusetts
Turnpike Authority

City of Newton
Recreation Dept.

Myrtle Baptist
Church



NB: the arrow refers to
the Myrtle Baptist
Church property

streets and houses that no longer exist

Historical Context

- The Myrtle Baptist Neighborhood is the surviving half of the City's only historically African-American district, which was built for African-American residents after the 1874 founding of Myrtle Baptist Church, a few streets behind the main thoroughfares of Auburn and Washington Streets, south of the former Boston & Albany Railroad tracks. In 1963, approximately half of the original neighborhood was destroyed by the construction of the Massachusetts Turnpike extension parallel to the Railroad.

City of Newton, MA

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GIS
Mapping *

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Property SBL 33006 0061

Address 70 CRESCENT ST

Owner CITY OF NEWTON

RECREATION DEPT

Basic Information

Property SBL 33006 0061

Address 70 CRESCENT ST

Tax Bill Number 2504707

Land Use * 931

Land Use Description * MUNICIPAL IMPROVED

Lot Size 98,088 sq ft

Frontage 55 ft

Zoning ** PUB

Map ID 040SW

FY 2015 \$2,086,800

* The land use and description listed here are for Assessing Department purposes based on historical records in the Assessing Department. For an official ruling on the legal use of the property pursuant to the state building code and/or Newton Zoning Ordinances, contact the Inspectional Services Department.

** For reference purposes only. Please check with Engineering Department for official zoning designation.

Ownership

Current Owners CITY OF NEWTON
RECREATION DEPT

Mailing Address 1000 COMM AVE
NEWTON, MA 02459



Scale 1" = 134.29 ft

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RFI Parameters

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- The City seeks to redevelop the project from its current use to residential use for up to eight (8) units of housing. Our interest is a small footprint with modest sized units.
- Proposals should include a mix of housing sizes and should provide either private or shared outdoor space.
- The maximum number of permanently affordable units should be considered, and projects must be compliant with the City's Inclusionary Zoning Ordinance (Section 30-24(f) of the City's Revised Zoning Ordinances).
- All units should be adaptable.
- The development team will assume any and all liability for any required environmental cleanup of the site pursuant to MGL Chapter 21E.

Additional Parameters

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- Improved access to the Playground as well as additional open space that can be incorporated into the Playground area will enhance the attractiveness of your proposal. The lease or sale of the developable portions of this site may be used by the City to fund improvements to the Playground or to leverage the acquisition of additional open space.
- Additional units may be considered if these units will be affordable, restricted to seniors, or if co-housing is proposed.
- Consideration should be given to the reuse of the existing brick building located on the site.
- Consideration should be given to improve parking and access for the Myrtle Baptist Church.

RFI Guidance

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- A variety of funding sources could be considered including but not limited to Community Preservation Act funding, HOME funds and First Time Home Buyer funds.

Urban and Architectural Design

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- The overriding urban design guideline for this parcel is to ensure that the general scale and unique local characteristics of the surrounding historical neighborhood are reflected in the proposed design. Proposed designs may be traditional or contemporary in character and detail and must be complimentary to the scale, typology and architectural style of the neighborhood.

Anticipated Process

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- If the property is approved for redevelopment the Mayor will issue a Request for Proposals, and a potential owner/lessee may be selected.
- It is anticipated any proposed development will need a special permit from the Board of Aldermen for limited zoning relief and will be subject to at least two neighborhood meetings and the review of the Urban Design Commission and the Newton Housing Partnership. A rezoning of the developable portions of the site will also need to be requested concurrent with the special permit request.

Site Sub-division

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- The designated developer will be required to subdivide the developable portion of the parcel. The portion of the parcel not used will remain under the ownership of the City for use as an expanded Playground. The development team shall work with the City to define this area prior to filing for any special permits.

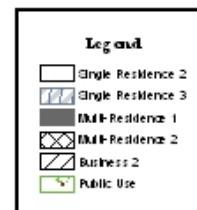
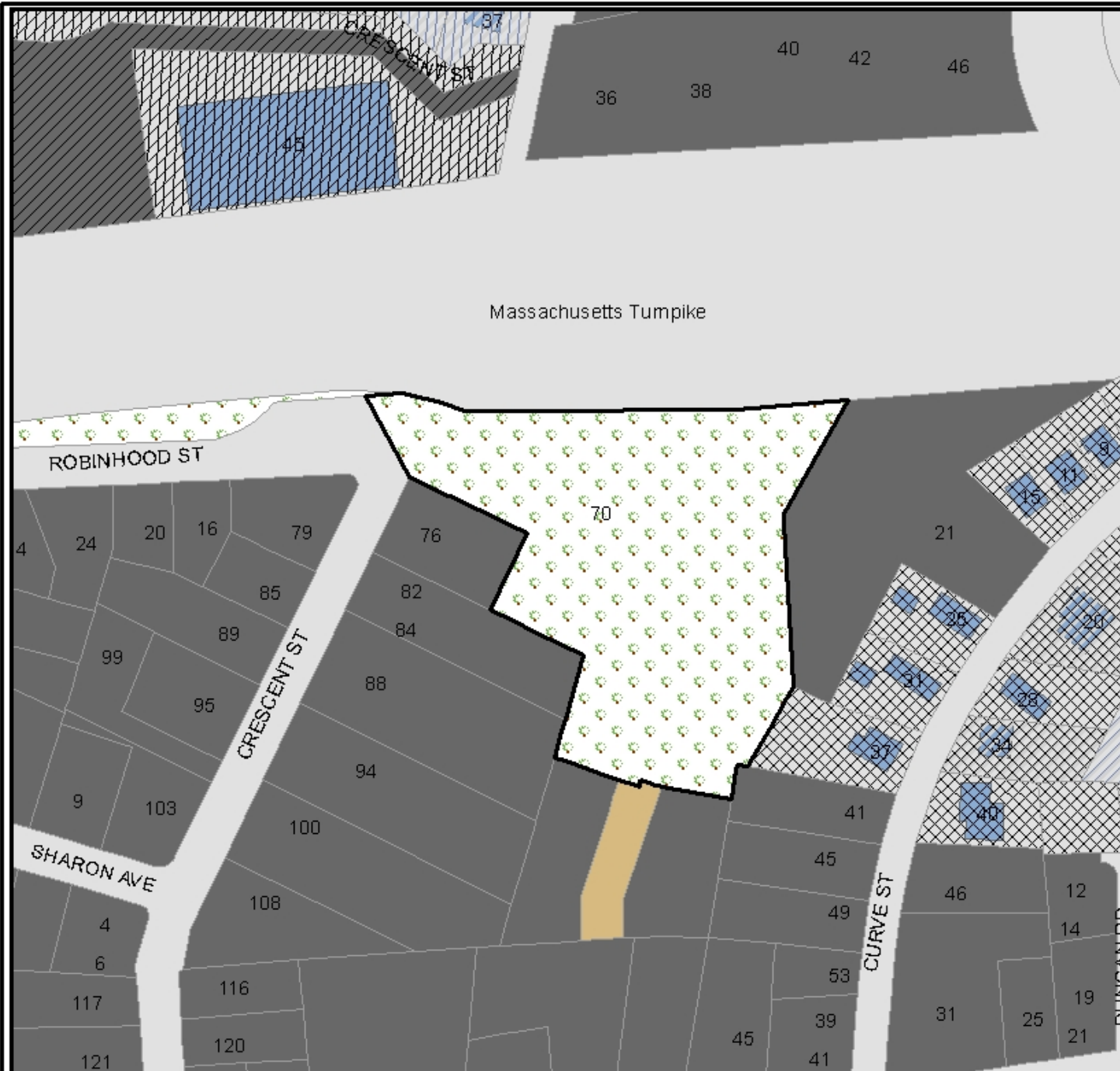
Zoning

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- The property is currently zoned Public Use
- Any development/reuse will require a re-zoning
- Multi-Residence 1 is likely to be the most appropriate zoning classification for the property
- Allowed uses in the Multi-Residence 1 zone include single and two-family dwellings
- Uses permitted by special permit include attached dwellings in one or more groups

70 Crescent St Zoning

*City of Newton,
Massachusetts*



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Seth D. Warren
GIS Administrator - Douglas Greenfield



Map Date: August 05, 2011

70 Crescent St Land Use

*City of Newton,
Massachusetts*

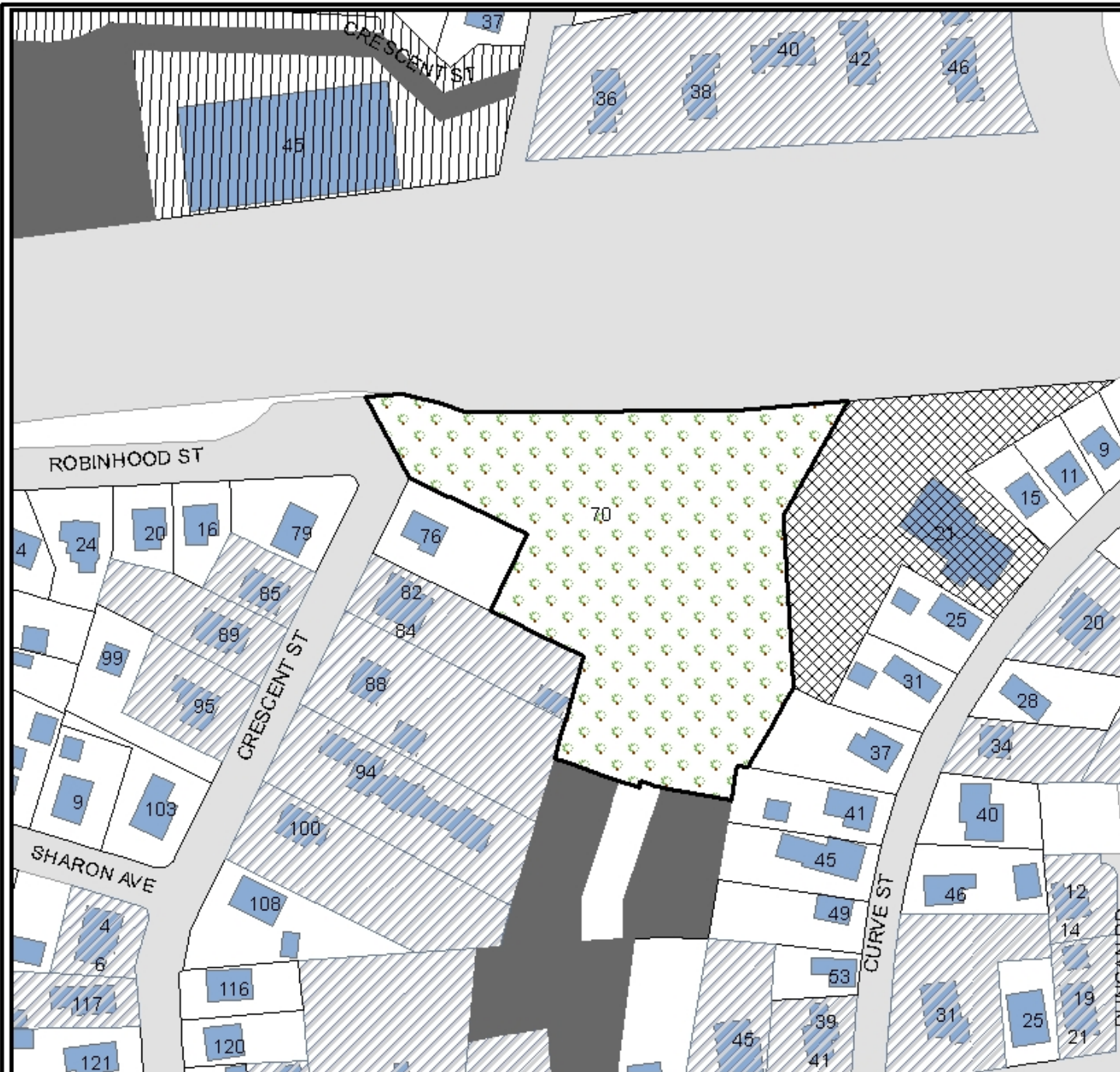


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Responses

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- Responses are requested by 5PM on XXX, 2015.
- Responses should include a narrative description of your proposal and how it meets the City's vision for the site, conceptual site plan, your interest in the property for sale or for lease and proposed financial terms.
- 10 copies should be submitted to the Planning Department on the 2nd floor in Newton City Hall.
- Submissions will be reviewed by the Real Property Reuse Committee and some responders may be invited to present their vision for the property to the Committee.
- If the Committee and Executive Department decide to move forward an RFP is expected to be released later this year.

Studies Undertaken

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- In 2012 local citizen experts appointed to a Joint Advisory Planning Group studied the site and made recommendations for the highest and best use of the property. Their report, as well as a report from the City's Planning and Development Department can be found here:
 - <http://www.newtonma.gov/gov/planning/current/devrev/hip/crescent.asp>

